

** GUIDE PRICE £500,000 TO £550,000**

**** CHAIN FREE**** LOCATED A SHORT WALK FROM THE CHARMING CHEAM VILLAGE THIS THREE-BEDROOM FAMILY HOME OFFERS FANTASTIC LIVING SPACE AND UNRIVALLED LOCATION. THIS PROPERTY COMPRISES A LIGHT AND SPACIOUS ENTRANCE HALL, KITCHEN, LARGE OPEN PLAN RECEPTION ROOM WITH DOOR LEADING ON TO A GARDEN EXTENDING APPROXIMATELY 60FT. HEADING UPSTAIRS TO THE FIRST FLOOR YOU WILL FIND TWO LARGE DOUBLE BEDROOMS, GOOD SIZE SINGLE BEDROOM AND FAMILY BATHROOM. THE PROPERTY ALSO BENEFITS FROM OFF STREET PARKING, GARAGE AND HAS THE POTENTIAL TO EXTEND TO THE REAR AND INTO THE LOFT SUBJECT TO THE USUAL PLANNING PERMISSIONS.

CHEAM STATION IS 0.8 MILES AWAY FROM THE PROPERTY AND RUNS DIRECT SERVICES IN TO BOTH LONDON BRIDGE AND LONDON VICTORIA MAKING IT PERFECT FOR COMMUTERS. A SHORT WALK FROM THE PROPERTY IS CHEAM VILLAGE OFFERING A WHOLE HOST OF SHOPS, RESTAURANTS, ENTERTAINMENT & LEISURE FACILITIES. SCHOOLS IN THE AREA CONSIST OF CHEAM FIELD, CHEAM HIGH SCHOOL, ST DUNSTAN'S PRIMARY SCHOOL AND HOMEFIELD PREPARATORY JUST TO NAME A FEW. TO ARRANGE A VIEWING PLEASE CALL CHRISTIES ON 020 8770 1625.

- CHAIN FREE
- POTENTIAL TO EXTEND (STPP)
- OFF STREET PARKING AND GARAGE
- THREE BEDROOMS
- COUNCIL TAX BAND E
- EPC RATING E

